

## BOARD OF ZONING APPEALS

The following contains general information concerning all items that will be heard by the Board of Zoning Appeals on Monday, March 15, 2010, in room 803 Municipal Building, 530 Greene Street at 2:30 P. M. (Pre-meeting at 2:00 P. M.) All persons who object to or are interested in these items are welcome to attend. The BZA does not hear actual rezoning petitions. Rezoning petitions are submitted through the Planning Commission.

1. Garren Construction: Sec. 10-1 requesting to convert and enlarge a legal nonconforming garage into a pool house at 2836 Lombardy Court that lies approximately 4 feet from the side yard property line and 3.5 feet from the rear yard property line. The Zoning Ordinance would require a 10 foot setback off each side and rear property line. Also, the total height of the pool house after reconstruction will be 24 feet where the ordinance limits the height of accessory structures to 18 feet. Tax Map 43-2 Parcel 37 Zoned R-1B
2. Mary Garner and James Metz: Sec. 8-8 (a) requesting a sunroom addition at 1104 Hickman Road to within 10 feet of the right-of-way of McDowell Street for this corner lot. The Zoning Ordinance would require an 18 foot setback which is the average setback for the two homes on that side of McDowell Street. The sunroom would extend out 11 feet from the existing home having a one foot eave overhang. Tax Map 44-2 Parcel 136 Zoned R-1
3. Southern Siding: Sec. 9-1 requesting a covered deck addition to the front of the principal residence located at 1940 Satcher Boulevard. This nine foot deck extension with a 10 foot extension including the eave would be located approximately 40 feet from the right of way of Satcher Boulevard where 50 feet is required. Tax Map 133-1 Parcel 091 Zoned R-1A
4. Walter Cummings, Cummings Home Improvements: Sec. 8-4 requesting to build a 1,040 square foot detached garage at 73 Conifer Circle where the Zoning Ordinance limits the area of accessory structures for this lot to 836 square feet. Also, the proposed garage would be 1.5 stories with a total height of 26 feet where the Zoning Ordinance limits accessory structures to one story in height and 18 feet. Tax Map 023 Parcel 241 Zoned R-1
5. Fredric Ready: Sec. 9-1 requesting to build an accessory structure on a combination of two tax parcels located at 2336 and 2338 Sumac Drive that would contain 1,200 square feet and be 1.5 stories and 24 feet in height. There is also an existing 96 square foot shed. The Zoning Ordinance would limit the area of all accessory structures to 810 square feet and limit the height of the new accessory structure to one story and 18 feet. Tax Map 85-1 parcel 47 and 48 Zoned R-1A
6. Scott's Woodworks, Inc. on behalf of Hamilton Kuhlke: Sec. 8-8 (c) requesting an addition to the single family residence located at 2711 Helen Street to within approximately 12 feet of the rear property line. The Zoning Ordinance would require a 21 foot setback although a portion of the existing residence is located closer than this proposed addition to the rear property line. Tax Map 33-4 Parcel 234 Zoned R-1
7. Vantage Development Jerry Timm: Sec. 17-1 requesting side and rear structure setbacks for a prospective multiple family residential development (The Crest of Edinburgh) located at 3227 Milledgeville Road. The requested side yard variances from both the east and west side yards are from 25 feet to 20 feet, and the rear yard request is from 50 feet to 20 feet. The rear yard request is 20 feet from another Vantage Development known as Terrace at Edinburgh. Tax Map 69-2(part) Parcel 53 Zoned R-3B
8. The Tompkins Company: Sec. 17-1 requesting a room addition to the condominium located at 1215 Sande Hill Place to within 15 feet of the rear property line where 25 feet is required. An existing portion of the condo lies within 19 feet of the rear property line thus this action, if approved, would bring the existing condo into Zoning conformance. Tax Map 32-4 Parcel 99.09 Zoned R-3B
9. Jack Hodges: Sec. 8-8 requesting a carport addition at 3122 ½ Walton Way that would be located 5 feet of the south side property line and 15 feet from the right of way of Council Drive. The Zoning Ordinance would require a 10 foot side setback and a 30 foot minimum setback off Council Drive. Tax Map 32-2 Parcel 93.01 Zoned R-1
10. Sean D'Antignac: Sec. 11-1 requesting an addition to the rear of the single family residence located at 3560 Jonathan Circle to within approximately 2.5 feet of the side property line including the eave overhang. This is an addition to an existing residence that already lies as close to the side property line, and the Zoning Ordinance would require a 7 foot setback given the subject lot width. Tax Map 123-3 Parcel 138 Zoned R-1C
11. Glenn Banks: Sec. 8-4(e) requesting to build a 1,584 square foot garage and storage accessory building at 1209 Candlewood Court where the Zoning Ordinance limits accessory structures to 1,200 square feet in area. Mr. Banks property contains a little more than an acre. Tax Map 165 Parcel 041 Zoned R1
12. Johnny Lattimore: Sec. 9-1 requesting to enclose an existing carport located at 3312 Tate Road that is located approximately 2.5 feet from the side property line where 10 feet is required. Tax Map 84-2 Parcel 207 Zoned R-1A
13. Karen Elmy: Sec. 33-5(d) requesting a one chair beauty salon as a home occupation at 2206 C Brown Road. Tax Map 195 Parcel 049 Zoned R-1

14. Finuf Sign Company: Sec. 28B-8 requesting new signage for Maryland Fried Chicken located at 12 Broad Street in an Historic District. They are requesting a new pole sign with total square feet of 96.5 feet where 52 square feet is allowed with bonus provisions and a height of 21 feet where 20 is allowed. Tax Map 48-3 Parcel 025 Zoned B-1
15. Trimeka Wesby: Sec. 26-1(H) requesting a reduction of the distance between semi institutional uses of residential homes from 1,200 feet to 468 feet for a proposed family personal care home at 3604 Pamplona Drive. Tax Map 141 Parcel 062 Zoned R-1B
16. Cranston Engineering: Sec. 4-1(F) requesting that a commercial driveway on Melrose Drive proposed for a prospective bread distribution center located at 3338 Peach Orchard Road be located approximately 33 feet from the intersection of Peach Orchard Road when 50 feet is required. Also, the commercial driveway radii would only be 15 feet where 35 feet is normally required for a commercial driveway. The property only has 80 feet of frontage on Melrose Drive adjacent to Peach Orchard Road. Tax Map 122-3 Parcel 103 Zoned B-2

Pansy Josey, Secretary  
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